

ZB# 74-5

George Polman

(no SBL given)

74-5

Polman, George

Public Hearing.

Mar. 18th - 8:15

Notice published
on Mar. 8th

CCPD does not apply.
(~~no fees paid~~)

file

GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1867

Received of Pat Helis - Zoning Board of Appeals April 17, 1974
Ten and no/100 \$ 10.00
 Dollars

For Variance Application Fee - Yvonne M. Polman

DISTRIBUTION:

FUND	CODE	AMOUNT

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

Deputy Town Clerk
 TITLE

BY Janet A. Nelson

Received
4-17-74
2:00 P.M.
J

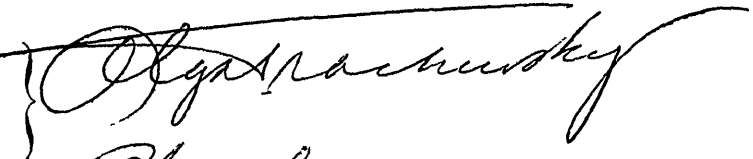
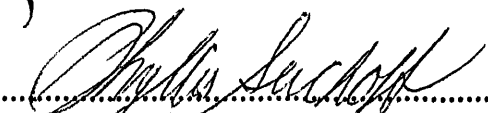
**PUBLIC NOTICE OF HEARING
BEFORE THE ZONING BOARD
OF APPEALS**
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
Town of New Windsor, New York
will hold a public hearing pursuant
to Section 48-33 A of the Zoning
Ordinance on the following proposi-
tion:
Appeal No. 5, Request of George
Polman, Jr. for a Variance of
the regulations of the Zoning Or-
dinance, to permit 94.70' road front-
age, instead of 100' (6 ft. front
yard); Variance of Article IV, Sec-
tion 48-14 B, for property owned
by him situated as follows: Beetle
Road, Rock Tavern, N.Y., bordered
by lands of Anderson and Nesbit
on sides and lands of McDowell
SAID HEARING will take place
on the 11th day of March, 1974
at the New Windsor Town Hall,
555 Union Avenue, New Windsor,
N.Y., beginning at 8:15 o'clock P.M.
FRED WYGANT, Chairman
By: Patricia Della Segna, Secy.
Mar. 8

State of New York
County of Orange, ss:

Olga Trachewsky , being duly sworn deposes and
she
says that ~~he~~ isPrincipal..Clerk..... of Newburgh-
Beacon News Co., Inc., Publisher of The Evening News.
a daily newspaper published and of general circulation in
the Counties of Orange and Dutchess, and that the notice
of which the annexed is a true copy was published
One Time

.....
in said newspaper, commencing on the.....8th
MarchA.D., 19 74 , and ending on
the8th day of March A.D., 1974

Subscribed and sworn to before me this
.....11th..... day of..... March..... 19..74..

.....
Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1975

Public Hearing - 8:15 p.m. - George Polman

Spectators:

<u>Names</u>	<u>Addresses</u>
Paul Polman	RT 207 Rock Tavern
Pauline J. Ryan	Beather Rd Rock Tavern N.Y.

APPLICATION FOR VARIANCE

Application No. 74-5

Date: March 4, 74

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (we) George Polman J. of Beattie Road
(Street & Number)

Orange County New York HEREBY MAKE
(State)

APPLICATION FOR A VARIANCE:

A. Location of the Property Beattie Road RB
(Street & Number) (Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.)

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: the road frontage on Beattie

road is 6 feet less than code

2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: subdivide the land for

a single dwelling to be erected which is what
the neighborhood consists of

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: applicant

placed existing building in accordance with
zoning laws 4 years ago so property could
be split

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: It is only a 6' difference and I am giving 300' deep instead of 150 which is required
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: there are other houses near on 100' 99' lots

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

200' road frontage is to be split to offer a 106' front and a 94.70 which will give proper side yards in all cases

E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: March 5, 74.

George Polman Jr
Signature of Applicant

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 5 day of March, 19 74.

Anthony W. Saturno
ANTHONY W. SATURNO
Notary Public in the State of New York
My Commission Expires March 30, 1975
(Notary Public)

Beatrice Rd., Rock Tavern
Address
496-9222
Telephone Number

(DO NOT WRITE IN THIS SPACE)

Application No. 5
Date of Hearing 18 March
Date of Decision _____

Date Received _____
Notice Published _____

DECISION:

Approved 3/18/74.

TOWN OF NEW WINDSOR
555 Union Avenue
565-8808

DATE Feb. 6 79

APPLICATION is hereby made for the following:

Agenda _____ Service _____
1. Name George P. Roman
Address Beatter Road, Rock Town
Telephone number 469 9222

Are you the owner of the property? Yes

2. Briefly describe intention (or attach) and location of property:
To take 200' Road frontage and split in half
to allow 100' frontage for 52' cape code dwelling

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting
_____ Subdivision Preliminary Meeting
_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map
✓ _____ Variance (Notify P/B -plans if necessary)
_____ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

✓ _____ Planning Board action needed
✓ _____ Z.B.A. action needed
_____ Site plan needed
✓ _____ Subdivision approval needed
_____ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges
applicable under the laws and ordinances of the State of New
York and the Town of New Windsor will be paid and that any
expenses for advertising of Public Hearing or meetings will

Agenda _____ Service _____
1. Name George P. Roman
Address Beatter Road, Rock Town
Telephone number 469 9222

Are you the owner of the property? Yes

2. Briefly describe intention (or attach) and location of property:
To take 200' Road frontage and split in half
to allow 100' frontage for 52' cape code dwelling

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting
_____ Subdivision Preliminary Meeting
_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map
✓ _____ Variance (Notify P/B -plans if necessary)
_____ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

✓ _____ Planning Board action needed
✓ _____ Z.B.A. action needed
_____ Site plan needed
✓ _____ Subdivision approval needed
_____ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: George P. Roman
(APPLICANT)



1763

OFFICE OF THE BUILDING & ZONING INSPECTOR

TOWN OF NEW WINDSOR

Howard R. Collett

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

February 11, 1974

Mr. George Polman
Beattie Road
Rock Tavern, New York 12575

*hearing scheduled
mar. 18th
8:15 p.m. 6ft.
frontyard variance*

Dear Mr. Polman:

Enclosed please find copy of disapproval notice for your application for a Building Permit.

Your property is located in a (RA) district which requires a lot width of 125 feet. One side yard requirement is 20 feet, both sideyards a minimum of 40 feet. Only one house is permitted on a lot.

In order to construct a second dwelling, it will be required that you subdivide your existing lot. Since you are unable to divide your lot to meet the 125 foot frontage it will first be necessary for you to obtain a variance of the lot width - requirement from the Zoning Board of Appeals.

When creating the new lot line, care should be taken that the existing structure has a 20 foot side yard. Upon approval of a variance of lot width, the proposed subdivision shall be submitted to the Planning Board for approval and plans filed with the County Clerk before the permit may be issued.

I am enclosing form for application to the Zoning Board of Appeals for a variance. Please complete and forward to Mrs. Pat Delio 7 Franklin Avenue New Windsor. Mrs. Delio will schedule your appointment with the Zoning Board of Appeals.

Very truly yours,

Howard R. Collett

HOWARD R. COLLETT

Building & Zoning Inspector
Town of New Windsor

HRC/pk

enc.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date FEBRUARY 8, 1974

To GEORGE POLMAN

BEATTIE ROAD

ROCK TAVERN NY 12575

PLEASE TAKE NOTICE that your application dated FEBRUARY 7, 1974

for permit to CONSTRUCT DWELLING

at the premises located at BEATTIE ROAD

is returned herewith and disapproved on the following grounds:

VARIANCE REQUIRED & SUBDIVISION OF
EXISTING LOT - LETTER OF EXPLANATION ATTACHED

Howard R. Carlett
Building Inspector



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

March 5, 1974

Mr. George Polman
Beattie Road
Rock Tavern, New York 12575

Dear Mr. Polman:

According to my records, the attached list of property owners are within five hundred (500) feet of the property in question.

The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk
att.

7 Franklin Ave



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman

Ellsworth E. Weyant

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

1763

✓ Shaw, Kenneth W. & Adelaide J.
Washingtonville, New York 10992

✓ Wagner, Harry S.
Beattie Road
Rock Tavern, New York 12575

✓ Reysn, Henry J. & Pauline J.
~~Route 207~~ Beattie Rd.
Rock Tavern, New York 12575

✓ Jodin, Gabriel J. & Hermine L.
Beattie Road
Rock Tavern, New York 12575

✓ Anderson, Walter C. & Mary Ann
~~6 Flamingo Road~~ Beattie Rd,
~~Poughkeepsie, New York~~ Rock Tavern, N.Y.

✓ Nesbit, Raymond & Velma
Beattie Road
Rock Tavern, New York 12575

✓ Bunge, Richard L. & Eugenia L.
Beattie Road
Rock Tavern, New York 12575

✓ Wood, Eugene F. & Marlene L.
Beattie Road
Rock tavern, New York 12575

Respectfully submitted,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT

Sole Assessor

Town of New Windsor

EEW/pk

PUBLIC NOTICE OF HEARING BEFORE
THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
Town of New Windsor, New York will hold a public hearing pursuant
to Section 48-33 A of the Zoning Ordinance on the following proposition:

Appeal No. 5

Request of George Polman Jr. for a

Variance ~~Conditional Use Permit~~ of the regulations of

the Zoning Ordinance, to permit 94.70' road frontage
(describe proposal)
instead of 100'

being a Variance ~~Conditional Use Permit~~ of Article IV,

Section ~~48-33 A~~ 48-140 for property owned by him situated

as follows: Beattie Road Bordered by Anderson
and Nesbit on sides and McDowell.

SAID HEARING will take place on the 18th day of March, 1974,
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.
beginning at 8:15 o'clock P. M.

Fred Wygant
Chairman

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

7 Franklin Avenue
New Windsor, N. Y.
March 23, 1974

Howard Collett, Building Inspector
Town of New Windsor
555 Union Avenue
New Windsor, N. Y. 12550

RE: PARKDALE ESTATES, INC.
GEORGE POLMAN, JR. - Application for Variance

Dear Howard:

The above applications for variances were approved at the March 18th meeting of the Zoning Board of Appeals as follows:

PARKDALE ESTATES, INC. - With respect to Lot #5- a rearyard area variance be granted up to 15 feet and with respect to Lot #7, a sideyard area variance be granted up to 15 feet.

GEORGE POLMAN, JR.- That the ZBA grant a 5.3 ft. lot width variance to Mr. Polman.

Yours truly,

Patricia Delio, Secretary

/pd

cc: Joseph LoScalzo, Planning Board Chairman
George Polman, Jr.
Parkdale Estates, Inc.

Tax Map Data:

Sec 51

Blk. 1

Parcel 78

Subdivision of Property of
George & Yvonne Polman
Town of New Windsor- Orange County
New York

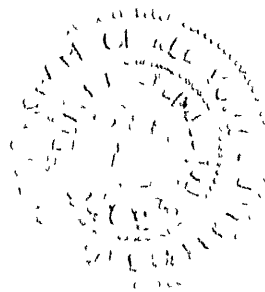
Scale: 1" = 60'

18 Feb 1974

Total Area = 3.631 acres
Rev. 15 March 1974

To George & Yvonne Polman and
The Town of New Windsor Planning
Board certified to be correct
and accurate as shown hereon.

21 Feb 1974



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 (2), OF THE NEW YORK STATE EDUCATION LAW.

Stephenson Associates

Land Surveying, Land Planning
Land Development
Montgomery, New York

George N. Stephenson
George N. Stephenson, L.S.
44091 - N.Y. 15545 - N.J. 15321 - PA.

74-321